



## Wenlock Road, , London, N1 7SZ

- Loft Style Apartment
- Two Bathrooms
- Short Let
- 1 - 6 Month Term Considered
- Two Bedrooms
- Private Balcony
- All Bills Included
- Weekly Housekeeping Including Fresh Towels & Linens

**£7,250 Per Month**

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HERE TO GET *you* THERE

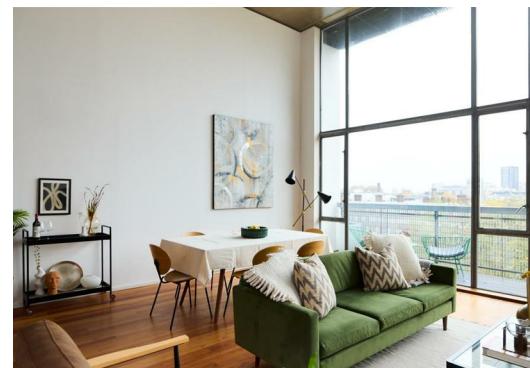
# Wenlock Road, , London, N1 7SZ

## DESCRIPTION

**\*\* SHORT LET \*\* 1 - 6 MONTH TERM \*\* ALL BILLS INCLUDED \*\***

Weekly Housekeeping Including Fresh Towels & Linens \*\* This immaculately presented split level property is set within the impressive Union Wharf development. Offering a generous reception area featuring an open-plan kitchen with modern appliances and double height ceilings, further enhanced by floor to ceiling windows which lead to a private full-width balcony. The mezzanine level comprises of two bedrooms one of which is en-suite with plenty of storage.

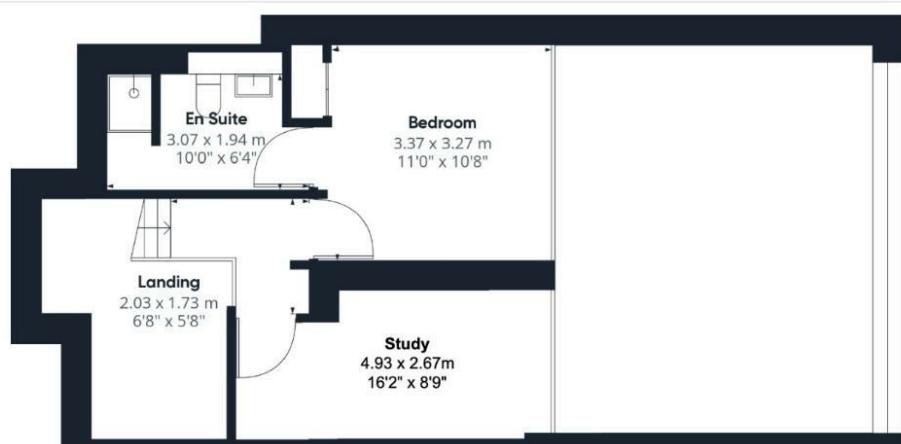
Tucked away on a quiet no-through road, the location offers a rare sense of tranquillity while remaining exceptionally well-connected. Old Street tube station (0.7 miles) provides swift access to the City, while Upper Street and Angel (under 1 mile away) offer a vibrant mix of boutique shops, bars, and restaurants.







Floor 0



Floor 1

### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

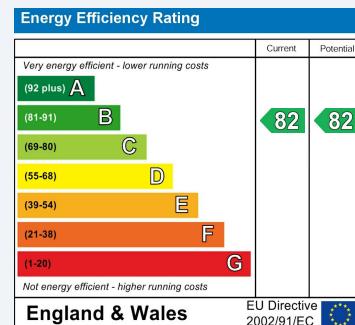
### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



#### Approximate total area<sup>(1)</sup>

109 m<sup>2</sup>  
1173 ft<sup>2</sup>

Balconies and terraces  
6.36 m<sup>2</sup>  
68.46 ft<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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